



POSTED: February 14, 2022

CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

Special Meeting Agenda City of Warwick Planning Board

Date: Wednesday, February 16, 2022

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting
<https://us02web.zoom.us/j/89667638674>

OR

Via Phone
(All Toll-Free) 888 788 0099 or 833 548 0276 or 877 853 5247
Webinar ID: 896 6763 8674

Call to Order

I. **Meeting Minutes:** Discussion and/or Action and/or Vote:

A. January 2022 Meeting Minutes

II. **Applications**—Discussion and/or action and/or vote regarding the following petitions. The Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition's consideration to a date, time and place to be determined at the meeting by the Planning Board.

A. City Council

Zone Change Recommendation
281 Centerville, LLC

Location: 255 Centerville Road
265 Centerville Road
281 Centerville Road
@ Orchard Avenue Intersection

Assessor's Plat: 246

Assessor's Lots: 240, 243, 260, & 261

Applicant: 281 Associates, LLC

Existing Zone: Office and A-10 Residential

Proposed Zone: A-7 Planned District Residential (PDR)

Area: 3.95 +/- acres

Ward: 9

Engineer: S.F.M. Engineering Associates

Surveyor: Flynn Surveys Inc.

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

The Applicant received Master Plan Approval at the May 2021 regularly scheduled Planning Board Meeting. The Applicant has received approval from National Grid and is seeking a City Council Recommendation to allow for the 23-unit, two bedroom, townhouse-style condominium complex on a 3.94 +/- acre parcel, with less than required front-yard and side-yard setbacks and parking within 10' of a building and within the front-yard setback.

B. Public Meeting
Minor Subdivision
23 Tiernan Avenue
Preliminary Approval

Location: 23 Tiernan Avenue
Assessor's Plat: 364
Assessor's Lots: 170 & 172
Applicant: Joseph Brennan
Zoning: A-7 Residential
Land Area: 43,438 square feet
Ward: 7
Surveyor: Boyer Associates

The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to subdivide (3) three record lots, to create (2) two record lots; (1) one 8,000 square foot lot with an existing single-family dwelling; and (1) one new 7,000 square foot lot for the development of a single-family dwelling; both lots meeting and exceeding the requirements of the A-7 Residential Zoning District

III. Annual Election of Officers

Election of Planning Board Chairman, Vice-Chairman, and Secretary

IV. Staff Reports—Discussion ONLY, NO Action, NO Vote:

A. Director/Administrative Officer's Monthly Report
NONE

V. Adjournment

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 401-738-2006 not less than 48 hours in advance of the hearing date.